R B WALTERS
ESTATE AGENTS



Church Lane, Saul, Gloucester,
Gloucestershire, GL2 7JY.

£650,000

A superb opportunity to create a special home with an acre of gardens in this peaceful and picturesque part of Gloucestershire.

Being sold with no onward chain this detached family home requires some updating but offers generous living space with a good size living room, separate sitting room and dining room, kitchen, utility room and ground floor shower room. The first floor has 3 bedrooms and a bathroom.

Outside there is a boiler room and sunroom and the driveway leads all the way up the side of the property to the rear garden providing ample parking for numerous vehicles. The rear garden has and area of lawn and then a farm gate at the far end that leads to the additional paddock which measures approximately an acre.

The property retains plenty of character and charm and has scope for extension subject to the required permissions and consents as well as multi generational living thanks to the additional ground floor space and ground floor shower room.

Located close to the highly sought-after village of Frampton-on-Severn, famous for its village green, canal walks and community atmosphere, with excellent access to Gloucester, Stroud and Junction 13 of the M5. Saul Junction and Marina are just a few hundred yards away.

Hallway

Living Room
13' 0" x 12' 11" (3.96m x 3.93m)

Sitting Room
13' 0" x 11' 0" (3.96m x 3.35m)

Dining Room
13' 9" x 9' 9" (4.19m x 2.97m)

Kitchen/Breakfast Room
13' 9" x 7' 7" (4.19m x 2.31m)

Utility Room
9' 0" x 7' 1" (2.74m x 2.16m)

Shower Room
10' 2" x 2' 7" (3.10m x 0.79m)

First Floor Landing













Bedroom
13' 0" x 12' 11" (3.96m x 3.93m)

Bedroom
13' 0" x 11' 3" (3.96m x 3.43m)

Bedroom
9' 3" x 7' 0" (2.82m x 2.13m)

Bathroom
6' 11" x 4' 9" (2.11m x 1.45m)

Outside

Boiler Room
5' 4" x 3' 11" (1.62m x 1.19m)

Sunroom
9' 8'' x 8' 11'' (2.94m x 2.72m)

Driveway Parking

Front Garden

Rear Garden

1 Acre Paddock



Ground Floor





Floor 1

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Approximate total area(1)

1504 ft²

139.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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